

Voted at Meeting of 2/12/81

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF DONALD W. HARRISON
DISPOSITION PARCEL 15
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that ~~are~~ imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Donald W. Harrison has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 15 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Donald W. Harrison be and hereby is tentatively designated as Redeveloper of Disposition Parcel 15 in the Kittredge Square UrbanRenewal Area, subject to:

- a) Concurrence in the proposed disposal transactions by the Department of Housing and Urban Development;
- b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedules.

2. That disposal of Parcel 15 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PART I

HUD-6004A
(4-68)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Donald W. Harrison

b. Address and ZIP Code of Redeveloper: 16 Everett Ave., Dorchester, MA 02125

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
Boston Redevelopment Authority

(Name of Local Public Agency)

Kitteredge Square Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA 02119
is described as follows:²23 Linwood Street, Roxbury, MA 02119
Four-Story Brick Row House

3. State the reuse value \$ _____.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of the residential redevelopment.	\$
b. Cost per dwelling unit of the residential redevelopment.	\$
c. Total cost of the residential rehabilitation	\$ 75,805.00
d. Cost per dwelling unit of the residential rehabilitation	\$ 30,000/20,000 25,000

2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED MONTHLY RENTAL</u>	<u>ESTIMATED SALE PRICE</u>
Brick Row House	\$ 350-400 2BR DPX	\$
3 units	350-385 1BR FT	
	400 1BR W/DK	

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers of street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

None

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Three refrigerators; three disposals; 3 dishwashers; 3 ranges.

CERTIFICATION

1 (X) 1 Donald W. Harrison

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated:

Dated:

Signature

Signature _____

Title

Title

16 Everett Ave., Dorchester, MA 02125

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004A
(4-68)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development.
Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: Donald W. Harrison

b. Address and ZIP Code of Redeveloper: 16 Everett Ave., Dorchester, MA 02125

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Kitteredge Square Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.

is described as follows:

23 Linwood Street, Roxbury, MA 02119
Four-Story Brick Row House

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK

AMOUNT

\$

FIRST NATIONAL BANK OF BOSTON
UNITY BANK OF BOSTON

2,100
5,000

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

Automobile
Cycle

\$800
400

\$

d. List of creditors to whom \$100 or more is owed

AMOUNT OWED

\$

Lawyer

1,100

5. Names, addresses and ZIP Codes of bank references.

The First National Bank of Boston; 100 Federal St., Boston, MA 02110
Unity Bank and Trust Company, Dudley Street, Roxbury, MA

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

None

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

CERTIFICATION

I (XX) Donald W. Harrison

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (XX) knowledge and belief.²

Dated: 10/14/80

Dated: _____

Donald W. Harrison
Signature

Signature

Title

Title

16 Everett Ave., Dorchester, MA 02125

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

PERSONAL FINANCIAL STATEMENT

IMPORTANT: Read these directions before completing this Statement.

- ☐ If you are applying for individual credit in your own name and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete only Sections 1 and 3.
- ☐ If you are applying for joint credit with another person, complete all Sections providing information in Section 2 about the joint applicant.
- ☐ If you are applying for individual credit, but are relying on income from alimony, child support, or separate maintenance or on the income or assets of another person as a basis for repayment of the credit requested, complete all Sections, providing information in Section 2 about the person whose alimony, support, or maintenance payments or income or assets you are relying.
- ☐ If this statement relates to your guaranty of the indebtedness of other person(s), firm(s) or corporation(s), complete Sections 1 and 3.

TO:

SECTION 1 - INDIVIDUAL INFORMATION		SECTION 2 - OTHER PARTY INFORMATION	
(Type or Print)		(Type or Print)	
Name	Donald W. Harrison	Name	
Residence Address	16 Everett Avenue	Residence Address	
City, State & Zip	Dorchester, MA 02125	City, State & Zip	
Position or Occupation	Educational Program Coordinator	Position or Occupation	
Business Name	Mass. Bay Transportation Authority	Business Name	
Business Address	50 High Street	Business Address	
City, State & Zip	Boston, MA 02110	City, State & Zip	
Res. Phone	288-2672	Res. Phone	
Bus. Phone	722-3140	Bus. Phone	

SECTION 3 - STATEMENT OF FINANCIAL CONDITION AS OF		19, ____	
ASSETS (Do not include Assets of doubtful value)	In Dollars (Omit cents)	LIABILITIES (Do not include Liabilities of doubtful value)	In Dollars (Omit cents)
Cash on hand and in banks	\$ 9,000 00	Notes payable to banks - secured	X
U.S. Gov't. & Marketable Securities - see Schedule A	X	Notes payable to banks - unsecured	X
Non-Marketable Securities - See Schedule B	X	Due to brokers	X
Securities held by broker in margin accounts	X	Amounts payable to others - secured	
Restricted or control stocks	X	Amounts payable to others - unsecured	
Partial interest in Real Estate Equities - see Schedule C	X	Accounts and bills due	
Real Estate Owned - see Schedule D	X	Unpaid income tax	
Loans Receivable	X	Other unpaid taxes and interest	
Automobiles and other personal property	1,200 00	Real estate mortgages payable - see Schedule D	
Cash value-life insurance-see Schedule E		Other debts - itemize:	
Other assets - itemize:		Lawyer	\$ 1,100 00
		TOTAL LIABILITIES	\$ 1,100 00
		NET WORTH	
TOTAL ASSETS	\$ 10,200 00	TOTAL LIAB. AND NET WORTH	

SOURCES OF INCOME FOR YEAR ENDED <u>December 1980</u>		PERSONAL INFORMATION	
Salary, bonuses & commissions	\$ <u>X</u>	Do you have a will? <u>No</u> if so, name of executor.	
Dividends	<u>X</u>		
Real estate income	<u>X</u>	Are you a partner or officer in any other venture? If so, describe.	
Other income (Alimony, child support, or separate maintenance)	<u>X</u>		<u>No</u>
Income need not be revealed if you do not wish to have it considered as a basis for repaying this obligation)	<u>X</u>	Are you obligated to pay alimony, child support or separate maintenance payments? If so, describe.	<u>No</u>
		Are any assets pledged other than as described on schedules? If so, describe.	<u>No</u>
TOTAL	\$ <u>X</u>		
CONTINGENT LIABILITIES			
Do you have any contingent liabilities? If so, describe.	<u>None</u>	Income tax settled through (date)	<u>None</u>
	<u>X</u>	Are you a defendant in any suits or legal actions?	<u>No</u>
As indorser, co-maker or guarantor?	\$ <u>X</u>	Personal bank accounts carried at:	
On leases or contracts?	\$ <u>X</u>		<u>The First National Bank of Boston</u>
Legal claims	\$ <u>X</u>		<u>Unity Bank and Trust Company</u>
Other special debt	\$ <u>X</u>	Have you ever been declared bankrupt? If so, describe.	
Amount of contested income tax liens	\$ <u>X</u>		<u>No</u>

(COMPLETE SCHEDULES AND SIGN ON REVERSE SIDE)

SCHEDULE A - U.S. GOVERNMENTS & MARKETABLE SECURITIES

Number of Shares or Face Value (Bonds)	Description	In Name Of	Are These Pledged?	Market Value
	None			

SCHEDULE B - NON-MARKETABLE SECURITIES

Number of Shares	Description	In Name Of	Are These Pledged?	Source of Value	Value
	None				

SCHEDULE C - PARTIAL INTERESTS IN REAL ESTATE EQUITIES

Address & Type Of Property	Title In Name Of	% Of Ownership	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount
None							

SCHEDULE D - REAL ESTATE OWNED

Address & Type Of Property	Title In Name Of	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount
None						

SCHEDULE E - LIFE INSURANCE CARRIED, INCLUDING N.S.L.I. AND GROUP INSURANCE

Name Of Insurance Company	Owner Of Policy	Beneficiary	Face Amount	Policy Loans	Cash Surrender Value
METROPOLITAN	I. S. HARRISON	D. W. HARRISON	\$ 500		
JOHN HANCOCK	D. W. HARRISON	D. W. HARRISON	2,000		
BOSTON MUTUAL	D. W. HARRISON	I. E. HARRISON	1,000		

SCHEDULE F - BANKS OR FINANCE COMPANIES WHERE CREDIT HAS BEEN OBTAINED

Name & Address Of Lender	Credit In The Name Of	Secured Or Unsecured?	Original Date	High Credit	Current Balance
The First Natl. Bank of Boston	Donald W. Harrison	Secured	1973	\$3,000	None

The information contained in this statement is provided for the purpose of obtaining, or maintaining credit with you on behalf of the undersigned, or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others, execute a guaranty in your favor. Each undersigned understands that you are relying on the information provided herein (including the designation made as to ownership of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned. You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein, and to determine my/our creditworthiness. You are authorized to answer questions about your credit experience with me/us.

Signature (Individual)

S.S. No. 112-2845082 Date of Birth 12/8/38

Signature (Other Party)

S.S. No. _____ Date of Birth _____

Date Signed October 14, 1980



OCTOBER 10, 1980

TO WHOM IT MAY CONCERN:

Please be advised that we are servicing the account of Donald W. Harrison of 16 Everett Ave., Dorchester, Mass.

Mr. Harrison has maintained an account with us since October 9, 1980 and his current balance is \$5,000.00.

Mr. Harrison is a valued customer and we look on him as being entitled to every consideration.

Sincerely,

Mary A. Davis
Customer Service Rep.

/MD

This is to certify that the above information is correct.

Odessa Bowden, Notary Public
My Commission expires December 19, 1986

February 12, 1981

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA MASS. R-167
DISPOSITION PARCEL 15
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel 15, located at 23 Linwood Street, Roxbury, was advertised for rehabilitation of the 3-family brick **rowhouse** thereon on October 10, 1980.

Subsequent to the advertisement, the Authority received four proposals which have been reviewed by the staff. The proposal submitted by Donald W. Harrison is recommended for tentative designation because he has indicated the ability to rehabilitate the building with conventional financing and his proposal meets the criteria required in this submission.

Mr. Harrison will rehabilitate the three units with one to be owner-occupied and two rental units.

It is therefore recommended that the Authority tentatively designate Donald W. Harrison as Redeveloper of Parcel 15 in the Kittredge Square Urban Renewal Area.

An appropriate Resolution is attached.

ATTACHMENT

